



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday February 13, 2013

APPROVED: _____

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NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL WHO WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND, THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM ON WHICH YOU WILL BE TESTIFYING. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@frederickcountymd.gov

TENTATIVE UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)
Wednesday- February 20, 2013 @ 1:00 PM

Contact

*Planning and Development Review
@ 301-600-1138*

*For re-zonings, Ag-preservation, workshops,
public hearing agendas, preliminary/final
plats, Preliminary and Site plan items*

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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| ITEM | TIME | ACTION REQUESTED |
|------|------|------------------|
|------|------|------------------|

9:30 A.M.

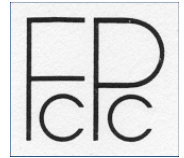
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|--|----------------------|
| 1. <u>MINUTES TO APPROVE</u> | DECISION |
| 2. <u>PLANNING COMMISSION COMMENTS</u> | INFORMATIONAL |
| 3. <u>AGENCY COMMENTS/AGENDA BRIEFING</u> | INFORMATIONAL |
| 4. <u>PRELIMINARY PLANS</u> | DECISION |
- a) [Harvest Ridge, Section III](#) - Applicant is requesting approval for 136 single family residential lots. Also seeking a modification of the Forest Resource Ordinance (FRO) to allow the removal of specimen trees. Located on the east side of Autumn Crest Drive, north of Lomax Drive. Zoned: R-1 Residential. New Market Planning Region. Tax Map 89 & 90, Parcels 47 & 31. File: S-932A, Plan AP 12651, APFO AP 12653, FRO AP 12654
Mike Wilkins, Principal Planner
- b) [Hallein Subdivision, Section 2, Lots 201-205](#) - Applicant is requesting approval for 5 single family residential lots, and approval to reserve, but not construct, the extension of Buckley Drive. Located on the west side of Old Middletown Road, north of Jefferson Pike (MD 180). Zoned: R-3 Residential. Brunswick Planning Region. Tax Map 84, Parcel 9. File: S-042C, Plan AP 12758, APFO 12759, FRO AP 12760
Mike Wilkins, Principal Planner

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5. COMBINED PRELIMINARY FINAL PLAT

DECISION

- a) [West Oak Fields, Section VI, Lots 601-603 and Remainder Lot 604](#) - Applicant is requesting approval for 3 single family residential lots and a remainder lot. Located on the northeast side of the intersection of Cowmans Manor Drive and Bartholows Road. Zoned: R-1 Residential (lots 601-603) and Agriculture (Remainder Lot 604). New Market Planning Region. Tax Map 89, Parcel 22.
File: S-939Z, Plan AP 8186, APFO AP 13129, FRO AP 8190
Mike Wilkins, Principal Planner
- b) [Lehmans Homestead, Lots 201-203](#) - Applicant is requesting approval for 3 single family residential lots. Located on the west side of Kemptown Church Road, south of Fingerboard Road. Zoned: R-1 Residential. Urbana Planning Region. Tax Map 98, Parcels 139 & 167.
File: S-867, Plan AP 13082, APFO AP 13083, FRO AP 13084
Mike Wilkins, Principal Planner

6. ANNUAL TRANSPORTATION PRIORITIES REVIEW

RECOMMENDATION

[The Transportation Priorities Review](#) includes the identification of State secondary and primary highway priorities and also addresses local and regional transit service and bicycle/pedestrian facilities. The final priorities listing from the Board of County Commissioners will be forwarded to the Maryland Department of Transportation.
Jim Gugel and Ron Burns